CITY OF MOUNTAIN VIEW

MEMORANDUM

Public Works and Community Services Departments

DATE: May 27, 2020

TO: Parks and Recreation Commission

FROM: David O. Printy, Senior Project Manager
Lisa Au, Principal Civil Engineer
Kristine Crosby, Recreation Manager

SUBJECT: **Rengstorff Park Aquatics Center Replacement, Design, Project 18-38—Conceptual Design Options**

RECOMMENDATION

Review three conceptual design options for the Rengstorff Park Aquatics Center Replacement project and forward a recommendation of "Option A" to the City Council.

BACKGROUND

The Rengstorff Park Aquatics Center (hereinafter referred to as the "pool" or "Rengstorff Park Pool") is located on the north side of Rengstorff Park, accessible from Crisanto Avenue, and has been open to the public for aquatics services since fall 1959. In the fall of 2018, the City engaged the services of the architectural design firm, ELS Architecture and Urban Design, Inc. (ELS), to perform program verification and project design services for a proposed replacement aquatics center on the existing site.

On January 16, 2020, the Parks and Recreation Commission (PRC) reviewed the three proposed project scope options and forwarded a recommendation to the City Council for "Option 2" as the preferred project scope option. At the February 25, 2020 Study Session, the City Council directed staff to pursue "Option 2" of the three scope options and to begin the conceptual design phase.

ANALYSIS

Project Baseline Scope:

The scope for all the conceptual designs contained in this report is consistent with Council's direction from the February 25, 2020 Study Session meeting. To differentiate

the option names from prior PRC and Council meetings, the Conceptual Design options in this report are labeled "Option A" through "Option C."

All three conceptual design options are based on the following aquatics, building, and site scope elements, including, but not limited to, the following:

1. A 10-lane/25-yard by 8-lane/25-meter lap pool with 1-meter and 3-meter diving boards and starting block mounts for each direction.

2. A leisure pool with "zero-depth" entry adjoined by two shallow, 25-yard lap lanes for competition "cool-down," swim lessons, and Aquacize programming. The leisure pool may also include reuse of the existing waterslide with a corresponding splashdown pool.

3. New pool deck and enlarged adjoining green-space areas for seating, picnic, and a respite area. Both fixed and movable shade elements will be studied and included where feasible.

4. A new, approximately 8,000 square foot building for public, staff, and mechanical/plumbing support spaces that features a multipurpose room accessible to the pool deck.

5. A redesigned parking lot with 55 to 59 parking spaces, electric vehicle (EV) charging, and a convenient drop-off zone.

6. The project will be designed to achieve a "Gold" certification level in the Leadership in Energy and Environmental Design (LEED) rating system. A solar photovoltaic (PV) system will be included, and solar water heating will be evaluated and included if feasible.

Add-Alternate Scope Elements:

For the selected concept design and as part of the design process, staff will explore enhancements to the baseline scope to add program elements or facility enhancements as "add-alternates." These items, if feasible, will be incorporated as bid alternates in the final design and may be added to the project during construction contract award if Council chooses and funding levels permit. Staff will return to the PRC for input on the composition and prioritization of the alternates after their feasibility and suitability for integration into the project have been more fully evaluated.

Some potential add-alternate examples include:

1. Adding a third, and possibly fourth, "cool-down" lap lane to the leisure pool.

2. Replacement of the existing waterslide with either a new "single" or "double" waterslide.

3. Adding two or more fun-water feature elements to the leisure pool such as a dump bucket, water-cannon, or other water play elements.

4. Additional fixed and/or movable shade structures.

5. An expanded solar PV system that covers the maximum possible amount of building roof area and may include some elevated support structures on-site.

All three conceptual design options are capable of being designed with some or all of these add-alternates; however, differences in costs and configurations may exist.

Programmatic and Operational Considerations:

Each conceptual design addresses the programmatic and operational needs of the Mountain View Aquatics program. As noted in the January 16, 2020 PRC Staff Report, because the Rengstorff Park Aquatics Center project will become the newest aquatics facility in the City, staff intends to establish it as the year-round facility and transition Eagle Park Pool to the seasonal pool. With each conceptual design option, the Rengstorff Park Aquatics Center will be able to support the baseline aquatics programming of lap swim, recreation swim, swim lessons, water exercise classes, lifeguard and safety classes, private rentals, Los Altos-Mountain View Aquatics Club (LAMVAC), and Mountain View Masters, with the opportunity to expand programming.

Rengstorff Park Interface and Integration:

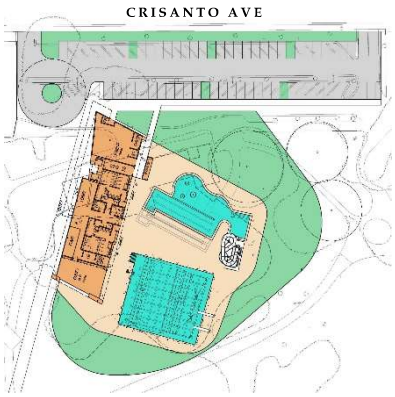
The guiding principles of each conceptual design option maximizes the physical and visual integration of the aquatics center with the existing park setting. A parallel goal is to minimize development of hardscape (i.e., pool decks, etc.) and pool improvements into the existing open green space surrounding the site. For all three concepts, the proposed perimeter fence design will extend beyond the current facility boundary to create opportunities for greater open space within the aquatics center area. Using a similar open-rail fence to the existing one will allow perimeter control of the facility while maintaining a strong visual connection to the park.

The development of the three options creates multiple areas of interface with the existing park, its pathways, and adjacent park uses. After selection of the preferred concept, the design team will explore these interfaces in detail and design complementary transitions so that the new facility integrates and enhances the public's overall Rengstorff Park experience.

Conceptual Design Options:

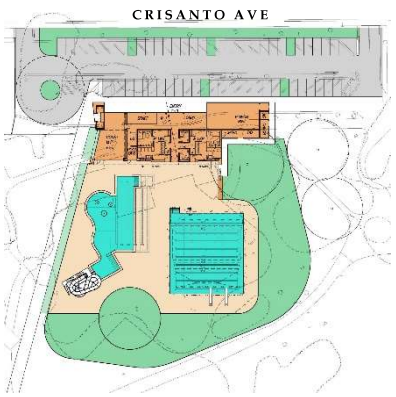
The diagrams below represent three conceptual design options that were developed using the scope Council selected. See Attachment 1 for larger images and details of each concept.

Option A:



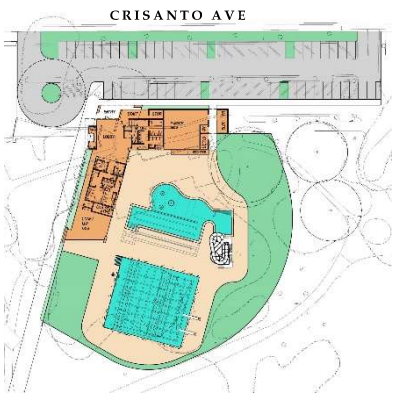
- Building facing Rengstorff Avenue

Option B:



- Building facing Crisanto Avenue

Option C:



- Building "Elbow" configuration

Below are details of the features, as well as additional program and aesthetic considerations for each specific option.

Option A

In this concept, the aquatics center's building is oriented along a northeasterly axis facing the intersection of Rengstorff Avenue and Crisanto Avenue. The two pools and pool deck are oriented to allow ease of access from the building and visual control of both pools from the pool office. This building orientation provides the strongest and most direct visual and pedestrian link to the newly renovated Community Center.

This design incorporates the large existing Heritage oak tree (No. 23716) into the facility's green space and utilizes its substantial canopy for natural shading near the leisure pool area. This configuration also opens

up a view of the pools as well as portions of Rengstorff Park from Crisanto Avenue and the center's parking area.

Option B — In this concept, the building is oriented facing Crisanto Avenue and the adjoining parking lot. The building location, while preserving the large Heritage oak tree, is the closest of the three concepts to the existing Heritage tree's drip-line. This design provides a direct and central entry point and circulation axis from the parking lot to the building. Once on the pool deck, users are surrounded on three sides by Rengstorff Park.

Option C — The third concept is a hybrid of the first two in that the building forms an "L" shape with one leg facing Crisanto Avenue and the other leg facing Rengstorff Avenue. The main entry lobby and circulation to the pool deck adjoins the vehicle drop-off circle. While this option makes the most direct connection between the drop-off, lobby, and pool deck, the building's configuration increases the square footage to accommodate more circulation space.

Heritage Tree Impact:

As noted in the January 16, 2020 PRC report, an arborist report was prepared for the Rengstorff Park Master Plan in October 2010, and an updated report was prepared for the area around this project in April 2019. All three conceptual design options will impact a number of existing trees; each in slightly different ways. While additional minor changes can still be made to each design, the following table reflects the likely impacts to Heritage and non-Heritage trees. Enlarged maps of each concept's preliminary Heritage tree impact and associated tree impact matrix are provided in Attachment 2.

Heritage/Non-Heritage Tree Impact Table

	Heritage	**Non-Heritage**
Option A	7	18-22
Option B	7	18-25
Option C	7	18-22

Based on all three options' designs, between 25 and 32 trees will be impacted, of which seven are classified as Heritage trees. It should be noted that three additional trees around the aquatics center are either dead or in poor condition and are recommended for removal from the site. These three trees will be removed by the City in advance of this project.

During the schematic design phase, the design team will study how the project's site improvements interface with the existing park, the extent of the site work performed outside of the aquatics facility fence line that will be included in the project, and the final impacts to Heritage trees. Staff will return to the PRC at the Schematic Design phase with the precise number and type of trees impacted and staff's proposal for mitigations.

Stakeholder Outreach:

On April 16, 2020, staff held a teleconference with the leadership of the local masters swim club and LAMVAC to review the three concepts and staff's draft recommendations to the PRC. Masters and LAMVAC leaderships were supportive of staff's recommendation, and staff took this opportunity to hear their questions and comments about how the new facility may operate. Staff will continue to reach out to these user groups for additional input and feedback as the design progresses.

Staff Recommendation:

After comprehensive analysis of all three options, staff recommends selection of Option A as the preferred conceptual design for advancement to the schematic design phase. The primary reason to support this option is its improved visual and physical integration into the rest of Rengstorff Park. Option A's building orientation creates a strong axis or "promenade" opportunity that allows for greater visual and physical connection between two major park amenities—the Community Center and the Rengstorff Park Aquatics Center. The access pathways between these two facilities can be enhanced to reinforce the already strong connections. Additionally, this concept has the option of prominently placing the waterslide to provide a strong visual signpost for the facility from Crisanto Avenue while minimizing its visibility from patrons of the Community Center's main event spaces. The building and pool placements also allow for easy access for maintenance vehicles from the parking lot to the pool's mechanical rooms as well as the pools themselves.

FISCAL IMPACT

All the proposed conceptual designs are estimated to require supplemental funding over current levels for the "Design" phase of the project and increases to the five-year CIP budget for the "Construction" phase as well. This project is expected to be funded entirely from the Park Land Dedication Fund.

Scope Increase:

The increases to the design and construction project estimates are due in part to their expansion of scope over the original baseline project. The table below outlines the physical changes from the baseline.

Rengstorff Park Aquatics Center Replacement—Scope

	Building*	Pool*	Site
Baseline Scope	6,400 sf	6,235 sf	1.9 acres
Option A	8,000 sf	9,600 sf	2.4 acres
Option B	8,000 sf	9,600 sf	2.4 acres
Option C	9,200 sf	9,600 sf	2.2 acres

* "sf" = square feet

Regulatory Changes:

In addition to the physical scope increases, certain regulatory and policy changes since the project was established have also impacted the design and construction costs. Effective January 1, 2020, the City of Mountain View adopted the Amended Mountain View Green Building Codes (MVGBC) and Reach Code. These added new permit requirements to include, but are not limited to:

1. Increasing the LEED certification level target from "Silver" to "Gold";

2. All building and water heating equipment must be electric (no natural gas);

3. Projects must include a solar photovoltaic system covering half the roof area or more; and

4. Parking areas must include EV charging stations.

Many of these elements were originally going to be explored as add-alternates to the project if funding allowed, but they have now become mandatory and, therefore, must be designed into the base project and budgeted accordingly.

Design Project Costs:

The Rengstorff Park Aquatics Center Replacement, Design, Project 18-38, is funded with $2.8 million from the Park Land Dedication Fund. The precise amount of the increases

is pending staff's evaluation of the schematic design along with greater information about the impacts of COVID-19 on the regional construction market.

The anticipated increase in design project costs are driven by the additional design, engineering, and management costs due to an expansion of the project scope from the baseline project. If Option A or Option B is selected, design project costs are estimated to increase by up to $700,000 for a total of $3.5 million. If Option C is selected, the design project costs may increase by up to $1 million for a total of $3.8 million, respectively.

Construction Project Costs:

The Rengstorff Park Aquatics Center Replacement, Construction, project is scheduled in the five-year CIP in Fiscal Year 2021-22 and budgeted for $15.3 million from the Park Land Dedication Fund. With current information, Options A and B both have estimated construction costs of approximately $21.2 million, and Option C is anticipated to cost at least $23.5 million.

The preliminary construction estimates for this project have measurably increased since staff's last report in January 2020 due to a greater understanding of the scope, corrections to certain cost assumptions, as well as the added costs of implementing recently adopted 2020 building codes and ordinances. These new estimates, however, do not account for anticipated national and regional impacts of the COVID-19 pandemic, which has introduced a significant level of uncertainty into the construction market. While this project is not anticipated to bid until fall 2021, the near- and long-term impacts by COVID-19 on regional contractors and material suppliers is not known at this time. Staff, therefore, recommends waiting to update the project construction budget until after completion of the schematic design phase when improved design, engineering, and market information can be used to generate more reliable cost estimates.

Budget Adjustment:

Staff will return to the PRC with the recommendation to commit Park Land Dedication Fees to the design and construction of the project after completion of the schematic design. This will provide for a better understanding of the design costs and will allow more detailed construction estimates and, therefore, will result in a more accurate commitment of Park Land Dedication fees. As presented at the May 13, 2020 PRC meeting, there is adequate funding to cover the costs of Option A and Option B at the current estimates from Park Land Dedication In-Lieu fees already received in the San Antonio Planning Area without impacting other future projects. When the PRC is

asked to commit the additional funding with more accurate estimates, staff will provide a review of the available funds in each planning area and recommend utilizing fees that provide the most flexibility in funding for future projects.

Rengstorff Park Aquatics Center Replacement

	Design 18-38	**Construction 22-xx**
Current Budget	$2,800,000	$15,300,000
Option A*	$3,500,000	$21,200,000
Option B*	$3,500,000	$21,200,000
Option C*	$3,800,000	$23,500,000

* These amounts are preliminary and are pending confirmation after the schematic design phase is completed.

NEXT STEPS

Staff will forward the PRC's recommendation to Council on June 30, 2020. Staff will return to the PRC during the next design phase—Schematic Design—to obtain comments and input on the proposed building's exterior architecture and site design and to advise on the project's estimated costs.

Staff expects to complete design in summer 2021 with construction commencing approximately six months later.

PUBLIC NOTICING

In addition to the standard agenda posting, all neighborhood associations and property owners and residents within 750' of the Rengstorff Park Aquatics Center received notices of the PRC meeting in English and Spanish. Lawn signs advertising the meeting were placed on-site at the project location, and a notice was listed on Express MV (Mountain View Voice), on NextDoor.com and the City's website. Staff sent notifications to LAMVAC, Mountain View Masters, lap swim users, and registrants from aquatics programs from 2017 to present.

DOP-LA-KC/5/PWK
978-05-27-20M

Attachments: 1. Conceptual Design Option Diagrams and Illustrations
2. Potential Heritage Tree Impact Maps and Tree List

cc: Clarence Mamuyak, President, ELS Architecture and Urban Design

CSD, POSM, FRM, PWD, APWD—Arango, PCE—Au, SPM—Printy, Project File (all w/a)